

**BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY**

Meeting Date: June 14, 2005

Division: Growth Management

Bulk Item: Yes ☐ No ☒

Department: Planning

Staff Contact Person: Marlene Conaway

AGENDA ITEM WORDING:

Public hearing to consider adopting an Ordinance amending the Monroe County Land Use District Map to include a Tier Overlay Map District designation on all land in unincorporated Monroe County in the Florida Keys between Key West and Ocean Reef designating boundaries for Tier I, Tier II and Tier III as required in Goal 105 of the 2010 Comprehensive Plan pursuant to the criteria in proposed Section 9.5-256, Monroe County Code.

[1st of 2 required public hearings]

ITEM BACKGROUND: On January 21, 2004 and in Ordinance # 018-2004 the BOCC directed staff to prepare draft text and map amendments and other supporting studies in order to effectuate the provisions of Goal 105 of the 2010 Comprehensive Plan and Rule 28-20.100 F.A.C. Several stakeholder forums and two community workshops were held and the Planning Commission reviewed the staff draft at four public hearings, amended the draft and recommend approval. The proposed Tier Overlay District Map (series of 16 maps) has been revised to reflect the Commission's direction to incorporate Tier II designated areas into Tier III on all properties outside of Big Pine Key and No Name Key. The boundaries of the Tier Overlay District Map are still subject to further changes resulting from the Special Master appeal process and supplemental staff site surveys and evaluation before consideration by the Board late this summer.

PREVIOUS RELEVANT BOCC ACTION:

Ordinance No. 018-2004 adopted June 16, 2004 directed staff to prepare text and map amendments to implement Goal 105. Goal 105 was adopted in Ordinance No. 20- 2002.

CONTRACT/AGREEMENT CHANGES: None.

STAFF RECOMMENDATIONS: Approval

TOTAL COST: N/A

BUDGETED: Yes N/A No ☐

COST TO COUNTY: N/A

SOURCE OF FUNDS: N/A

REVENUE PRODUCING: Yes N/A No ☐ **AMOUNT PER MONTH** N/A **Year** ☐

APPROVED BY: County Atty ☒ OMB/Purchasing ☐ Risk Management ☐

DIVISION DIRECTOR APPROVAL:


Timothy J. McGarry, AICP

DOCUMENTATION: Included ☒

Not Required ☐

DISPOSITION: _____

AGENDA ITEM # _____

PROPOSED AMENDMENT TO THE MONROE COUNTY
LAND USE DISTRICT MAP TO INCLUDE A TIER
OVERLAY MAP DISTRICT DESIGNATION

THE BOCC ORDINANCE

This ordinance will amend the Monroe County Land Use District Map to include a Tier Overlay Map District designation on all land in unincorporated Monroe county in the Florida Keys between Key West and Ocean Reef and designating boundaries for Tier I, Tier II and Tier III as required in Goal 105 of the 2010 Comprehensive Plan pursuant to the criteria in section 9.5-256.

[1st of 2 required public hearings]

BOARD OF COUNTY COMMISSIONERS
MARATHON EOC ROOM

ORDINANCE NO. -2005

AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS ADOPTING AN AMENDMENT TO THE MONROE COUNTY LAND USE DISTRICT MAP TO INCLUDE A TIER OVERLAY DISTRICT MAP DESIGNATION ON ALL LAND IN UNINCORPORATED MONROE COUNTY IN THE FLORIDA KEYS BETWEEN KEY WEST AND OCEAN REEF AND DESIGNATING BOUNDARIES FOR TIER I, TIER II AND TIER III AS REQUIRED IN GOAL 105 OF THE 2010 COMPREHENSIVE PLAN PURSUANT TO THE CRITERIA IN SECTION 9.5-256; PROVIDING FOR REPEAL OF ALL ORDINANCES INCONSISTENT HEREWITH; DIRECTING THE PLANNING AND ENVIRONMENTAL RESOURCES DEPARTMENT TO TRANSMIT A COPY OF THIS ORDINANCE TO THE FLORIDA DEPARTMENT OF COMMUNITY AFFAIRS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Monroe County Board of County Commissioners, during seven public hearings held in December 2004 and January, February, March, April, May and June, 2005, reviewed and considered the proposed amendment to provide for a Tier Overlay District Map designation on the Monroe County Land Use District Map to implement Goal 105 of the 2010 Comprehensive Plan, Rule 28-20.100 F.A.C. and the Tier Overlay system; and

WHEREAS, the Monroe County Board of County Commissioners directed staff to prepare text and map amendments in Ordinance No. 018-2004 adopted June 16, 2004, to include: Tier Overlay District Map designations in accordance with Goal 105; revisions to ROGO and NROGO based on the Tier System utilizing a positive approach that predominately relies on land dedication and aggregation; and revisions to the environmental regulations based on the Tier system rather than the existing Habitat Evaluation Index; and

WHEREAS, Goal 105 provides a framework for future development and land acquisition for the next 20 years that considers the carrying capacity of the Florida Keys, reduces sprawl and promotes sustainability; and

WHEREAS, the Tier Map designation was developed following the criteria in Goal 105, utilizing computer mapping (GIS), identifying areas appropriate for additional development and those which are important environmentally and should be preserved; and

WHEREAS, the tier boundaries for the Tier Overlay District Map were drawn using environmental and development information and digital data from the Florida Keys Carrying Capacity Study (FKCCS), the Planning Department and the Property Appraisers Office and refined through site visits by the County Biologists and Planners; and

WHEREAS, hammock size is a major determinate of habitat quality according to the FKCCS; therefore, size and connectivity are used in determining the boundary of the Tier I areas to identify the best and most important terrestrial habitat areas for preservation; and

WHEREAS, Tier I includes all contiguous hammock areas above four acres and restoration areas between fragmented smaller hammock patches to increase the hammock size and buffers where possible; and

WHEREAS, Tier II areas are only designated for Big Pine Key and No Name Key and, along with the Tier I and III designations on these two islands, this designation is based on relative wildlife habitat quality as defined in the Habitat Conservation Plan and previously incorporated into the Monroe County Comprehensive Plan under Policy 101.20.2; and

WHEREAS, Tier III is appropriate for additional infill development because of the location and amount of existing development in the areas designated and the absence of significant upland native habitat patches; and

WHEREAS, newly created Section 9.5-256, Tier Overlay District, Monroe County Code, provides criteria for the designation of Tier Boundaries and provides a mechanism for Tier overlay maps amendments; and

WHEREAS, the Tier Overlay District Map, when adopted, will become an overlay to the Land Use District Map; and

WHEREAS, the proposed Tier Overlay District Map was reviewed by Dr. Ricardo Calvo, who also was the project manager of the Florida Keys Carrying Capacity Study; and

WHEREAS, the Tier Overlay District Map is the basis of an elegant system for protecting the valuable habitat of the Keys and preventing sprawl, which is referred to as the "Tier System"; and

WHEREAS, ROGO and NROGO have been completely redrafted utilizing the Tier System; and

WHEREAS, the County Land Acquisition Master Plan will be based on the Tier System; and

WHEREAS, the Planning Commission, after hearing public comments and staff input at four public hearings, recommended approval of the Tier Overlay District Map as an overlay to the Land Use District Map to the Board of County Commissioners on November 3, 2004; and

WHEREAS, the Planning and Environmental Resources Department has made changes to the proposed draft map based on reevaluation of specific areas based on requests by community members and land owners; and

WHEREAS, the Board of County Commissioners has reviewed the proposed designation of the Tier Overlay District Map as an amendment to the Land Use District Map, as recommended by the Planning Commission and the Planning and Environmental Resources Department; and,

WHEREAS, the Board of County Commissioners has incorporated Tier II designated areas into Tier III outside of Big Pine Key and No Name Key, to further simplify the system and provide suitable lands for workforce housing ;

WHEREAS, the Board of County Commissioners finds the Tier Overlay District Map is consistent with the designation criteria pursuant to Section 9.5-256, Monroe County Code, and is consistent with and further the goals, objectives, and policies of the Year 2010 Comprehensive Plan, particularly Goal 105 and its associated objectives and policies;

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MONROE COUNTY, FLORIDA, THAT:

Section 1. Pursuant to Goal 105, Year 2010 Comprehensive Plan and the designation criteria of Section 9.5-256, Monroe County Code, Tier I, II, and III areas are designated; the boundaries of which are described in the Tier Overlay District Map attached hereto as Exhibit I, and made part of this ordinance.

Section 2. If any section, subsection, sentence, clause or provision of this ordinance is held invalid, the remainder of this ordinance shall not be affected by such invalidity.

Section 3. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of said conflict. The repeal of an ordinance herein shall not repeal the repealing clause of such ordinance or revive any ordinance which has been repealed thereby.

Section 4. This ordinance does not affect prosecutions for ordinance violations committed prior to the effective date of this ordinance; does not waive any fee or penalty due or unpaid on the effective date of this ordinance; and does not affect the validity of any bond or cash deposit posted, filed, or deposited pursuant to the requirements of any ordinance.

Section 5. This ordinance shall be filed in the Office of the Secretary of State of Florida but shall not become effective until a notice is issued by the Department of Community Affairs or Administration Commission approving the ordinance.

Section 6. This ordinance shall be transmitted by the Planning and Environmental Resources Department to the Florida Department of Community Affairs to determine the consistency of this ordinance with the Florida Statutes.

[THE REMAINDER OF THIS PAGE IS LEFT INTENTIONALLY BLANK.]

PASSED AND ADOPTED by the Board of County Commissioners of Monroe County, Florida,
at a regular meeting of said Board held on the _____ day of _____, A.D. , 2005.

Mayor Dixie Spehar _____
Mayor Pro Tem Charles "Sonny" McCoy _____
Commissioner George Neugent _____
Commissioner David Rice _____
Commissioner Murray E. Nelson _____

BOARD OF COUNTY COMMISSIONERS OF
MONROE COUNTY, FLORIDA

BY: _____
Mayor/Chairperson

(SEAL)

ATTEST: DANNY KOHLAGE, CLERK



Deputy Clerk

EXHIBIT I

TIER OVERLAY DISTRICT MAP

NUMBERS 1 THROUGH 16

PROPOSED AMENDMENT TO THE MONROE COUNTY
LAND USE DISTRICT MAP TO INCLUDE A TIER
OVERLAY MAP DISTRICT DESIGNATION

THE BOCC ORDINANCE

This ordinance will amend the Monroe County Land Use District Map to include a Tier Overlay Map District designation on all land in unincorporated Monroe county in the Florida Keys between Key West and Ocean Reef and designating boundaries for Tier I, Tier II and Tier III as required in Goal 105 of the 2010 Comprehensive Plan pursuant to the criteria in section 9.5-256.

[1st of 2 required public hearings]

BOARD OF COUNTY COMMISSIONERS
MARATHON EOC ROOM

STAFF REPORT

BOARD OF COUNTY COMMISSIONERS
MARATHON EOC ROOM

MEMO

November 28, 2004

TO: Monroe County Board of County Commissioners

FROM: K. Marlene Conaway, Director

RE: Tier Overlay Map amendment to the Land Use District Map) to implement Goal 105

Introduction

Goal 105 provides a framework for future development and land acquisition for the next 20 years that considers the carrying capacity of the Florida Keys, reduces sprawl and promotes sustainability. Attached is the proposed amendment to the Comprehensive Plan to implement the goal, Rule 28-100 and the Florida Keys Carrying Capacity Study (FKCCS).

Staff is recommending that three public hearings be held before the Board of County Commissioners, one in each area, before adoption of the Transmittal Resolution. Hopefully, this schedule will allow us to finish the adoption process by June 2005.

Background

The Board of County Commissioners (BOCC), at a regular meeting on January 21, 2004, directed Growth Management staff to prepare an ordinance deferring ROGO and NROGO allocation awards in areas containing tropical hardwood hammock or pinelands of two acres or greater within Tier I - Conservation and Natural Areas (CNA), *while staff prepares draft text and map amendments and other supporting studies* in order to effectuate the provisions of Goal 105 of the 2010 Comprehensive Plan, and Rule 28-20.100 FAC.

The Planning Commission reviewed the staff proposed draft at a workshop in June and an amended draft in four public meetings in September, October and November 2004. The Planning Commission approved several amendments and voted to recommend the attached draft to the BOCC on November 3, 2004. During the summer three focus group meetings were held; two with the construction industry representatives and one with a group of interested individuals and environmental groups. Several planned meetings were cancelled due to the hurricanes and finally two evening community workshops, one in Key Largo and one in Sugarloaf, were held in October.

Tier Overlay Map

Overview

The Tier Overlay Maps will become a zoning overlay when adopted.

Changes to the maps will follow the procedures in Sec. 9.5-511 of the LDRS. The proposed maps were drafted following the criteria in the Goal 105 and amended Section

9.5-256 Tier Overlay District; changes have been made after additional review by staff at the request of property owners

The Tier maps were reviewed by Ricardo Calvo, our consultant, who also was the project manager of the FKCCS. The overlay Tier maps is the basis of an elegant system for protecting the valuable habitat of the Keys and preventing sprawl.

Issue

Adoption of Tier Overlay Maps: Tier I, the Conservation and Natural Areas, contain staff recommended changes from the maps adopted by the BOCC in June 2004, these changes will be brought to you officially after review by the Special Master, as required in the Interim Development Ordinance. Adoption of the Tier Maps should not occur until that procedure is complete.

PLANNING COMMISSION RESOLUTION

BOARD OF COUNTY COMMISSIONERS
MARATHON - EOC ROOM

PLANNING COMMISSION RESOLUTION NO. P59-04

A RESOLUTION BY THE MONROE COUNTY PLANNING COMMISSION RECOMMENDING APPROVAL TO THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS OF THE REQUEST BY THE MONROE COUNTY PLANNING DEPARTMENT OF AN AMENDMENT TO THE MONROE COUNTY LAND USE DISTRICT MAP TO INCLUDE A TIER OVERLAY MAP DISTRICT DESIGNATION ON ALL LAND IN UNINCORPORATED MONROE COUNTY IN THE FLORIDA KEYS BETWEEN KEY WEST AND OCEAN REEF AND DESIGNATING BOUNDARIES FOR TIER I, TIER II AND TIER III AS REQUIRED IN GOAL 105 OF THE 2010 COMPREHENSIVE PLAN PURSUANT TO THE CRITERIA IN SECTION 9.5-2.

WHEREAS, the Monroe County Planning Commissioner, during a public hearings held November 16, 2004, reviewed and considered the proposed amendment to provide for a Tier Overlay District Map designation on the Monroe County Land Use District Map to implement Goal 105 of the 2010 Comprehensive Plan, Rule 28-20.100 F.A.C. and the Tier Overlay system; and

WHEREAS, the Monroe County Board of County Commissioners directed staff to prepare text and map amendments in Ordinance No. 018-2004 adopted June 16, 2004, to include: Tier Overlay District Map designations in accordance with Goal 105; revisions to ROGO and NROGO based on the Tier System utilizing a positive approach that predominately relies on land dedication and aggregation; and revisions to the environmental regulations based on the Tier system rather than the existing Habitat Evaluation Index; and

WHEREAS, Goal 105 provides a framework for future development and land acquisition for the next 20 years that considers the carrying capacity of the Florida Keys, reduces sprawl and promotes sustainability; and

WHEREAS, the Tier Map designation was developed following the criteria in Goal 105, utilizing computer mapping (GIS), identifying areas appropriate for additional development and those which are important environmentally and should be preserved; and

WHEREAS, the tier boundaries for the Tier Overlay District Map were drawn using environmental and development information and digital data from the Florida Keys Carrying Capacity Study (FKCCS), the Planning Department and the Property Appraisers Office and refined through site visits by the County Biologists and Planners; and

WHEREAS, hammock size is a major determinate of habitat quality according to the FKCCS; therefore, size and connectivity are used in determining the boundary of the Tiers to identify the best and most important terrestrial habitat areas for preservation; and

WHEREAS, Tier I includes all contiguous hammock areas above four acres and restoration areas between fragmented smaller hammock patches to increase the hammock size and buffers where possible; and

WHEREAS, hammock size is a major determinate of habitat quality according to FKCCS, which is why size and connectivity were used to identify the best and most important terrestrial habitat areas for preservation; and

WHEREAS, Tier II contains smaller hammock patches isolated by surrounding development, the quality is reduced because of the negative secondary impacts of development and, these areas contain a large number of undeveloped privately-owned lots; and

WHEREAS, Tier III is appropriate for additional infill development because of the location and amount of existing development in the areas designated; and

WHEREAS, newly created Section 9.5-256, Tier Overlay District, Monroe County Code, provides criteria for the designation of Tier Boundaries and provides a mechanism for Tier overlay maps amendments; and

WHEREAS, the Tier Overlay District Map, when adopted, will become an overlay to the Land Use District Map; and

WHEREAS, the proposed Tier Overlay District Map was reviewed by Dr. Ricardo Calvo, who also was the project manager of the Florida Keys Carrying Capacity Study; and

WHEREAS, the Tier Overlay District Map is the basis of an elegant system for protecting the valuable habitat of the Keys and preventing sprawl, which is referred to as the "Tier System"; and

WHEREAS, ROGO and NROGO have been completely redrafted utilizing the Tier System; and

WHEREAS, the County Land Acquisition and Management Master Plan will be based on the Tier System; and

WHEREAS, the Planning and Environmental Resources Department has made changes to the proposed draft map based on reevaluation of specific areas based on requests by community members and land owners; and

WHEREAS, the Planning Commission, after hearing public comments and staff input at four public hearings, finds the maps are consistent with the designation criteria pursuant to Section 9.5-256, Monroe County Code, and are consistent with and further the goals, objectives, and policies of the Year 2010 Comprehensive Plan, particularly Goal 105 and its associated objectives and policies;

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF MONROE COUNTY, FLORIDA, to recommend **APPROVAL** to the Monroe County Board of County Commissioners of the tier map amendment to the Monroe County Land Use District Map.

PASSED AND ADOPTED By the Planning Commission of Monroe County, Florida at a regular meeting held on the 16th day of November 2004.

Chair Lynn Mapes	<u>YES</u>
Vice Chair Denise Werling	<u>YES</u>
Commissioner David C. Ritz	<u>YES</u>
Commissioner Julio Margalli	<u>YES</u>
Commissioner James Cameron	<u>YES</u>

PLANNING COMMISSION OF MONROE COUNTY, FLORIDA

By _____
Lynn Mapes, Chair

Signed this _____ day of _____, 2004.

DRC RESOLUTION NO. D27-04

A RESOLUTION BY THE MONROE COUNTY DEVELOPMENT REVIEW COMMITTEE RECOMMENDING APPROVAL TO THE PLANNING COMMISSION OF THE REQUEST BY THE MONROE COUNTY PLANNING DEPARTMENT TO AMEND THE LAND USE DISTRICT MAPS TO INCLUDE THE TIER OVERLAY DISTRICT ON ALL LAND IN UNINCORPORATED MONROE COUNTY IN THE FLORIDA KEYS BETWEEN KEY WEST AND OCEAN REEF. BOUNDARIES FOR TIER I, TIER II AND TIER III ARE DESIGNATED AS REQUIRED IN GOAL 105 OF THE 2010 COMPREHENSIVE PLAN FOLLOWING THE CRITERIA IN SECTION 9.5-256.

WHEREAS, the Monroe County Development Review Committee, during a regular meeting held on September 9, 2004, conducted a review and consideration of the request filed by the Monroe County Planning Department proposing amendments to the Monroe County Land Development Regulations to implement Goal 105 of the 2010 Comprehensive Plan and the Tier Overlay system;

WHEREAS, Goal 105 provides a framework for future development and land acquisition for the next 20 years that considers the carrying capacity of the Florida Keys, reduces sprawl and promotes sustainability;

WHEREAS, Tier Maps were developed following the criteria in Goal 105, utilizing computer mapping (GIS), identifying areas appropriate for additional development and those, which are important environmentally and should be preserved.

WHEREAS, The boundaries for the Tier Maps were drawn using environmental and development information and digital data from the Florida Keys Carrying Capacity Study (FKCCS), the Planning Department and the Property Appraisers Office and refined through site visits by the County Biologists and Planners.

WHEREAS, hammock size is a major determinate of habitat quality according to the FKCCS, therefore size and connectivity are used in determining the boundary of the Tiers to identify the best and most important terrestrial habitat areas for preservation.

WHEREAS, Tier I includes all contiguous hammock areas above four acres and restoration areas between fragmented smaller hammock patches to increase the hammock size and buffers where possible. Hammock size is a major determinate of habitat quality according to FKCCS, which is why size and connectivity were used to identify the best and most important terrestrial habitat areas for preservation.

WHEREAS, Tier II contains smaller hammock patches isolated by surrounding development; the quality is reduced because of the negative secondary impacts of development. These areas still contain a large number of undeveloped lots.

WHEREAS, Tier III is appropriate for additional infill development because of the location and amount of existing development in the areas designated.

WHEREAS, adding new section 9.5-256, Tier Overlay District provides criteria for the designation of Tier Boundaries and provides a mechanism for Tier overlay maps amendments;

WHEREAS, the Tier Maps, when adopted, will become an overlay to the Land Use District Map;

WHEREAS, the Tier maps were reviewed by Ricardo Calvo, our consultant, who also was the project manager of the Florida Keys Carrying Capacity Study. The Overlay Tier Maps are the basis of an elegant system for protecting the valuable habitat of the Keys and preventing sprawl;

WHEREAS, ROGO has been completely redrafted utilizing the Tier System as it's basis;

WHEREAS, the County Land Acquisition Master Plan will be based on the tier designation;

BE IT RESOLVED BY THE DEVELOPMENT REVIEW COMMITTEE OF MONROE COUNTY, FLORIDA, to recommend **APPROVAL** to the Monroe County Planning Commission, of the Tier Overlay Map Amendment to the Monroe County **LAND USE DISTRICT MAP**.

PASSED AND ADOPTED by the Development Review Committee of Monroe County, Florida, at a regular meeting held on the 9th of September, 2004.

Aref Joulani, DRC Chair	YES
Jason King, Planner	YES
David Dacquisto	YES
Andrew Trivette, Biologist	YES
Ralph Gouldy, Senior Environmental Resources Planner	YES
Department of Public Works	YES
Department of Engineering	YES
Department of Health	YES


DEVELOPMENT REVIEW COMMITTEE OF MONROE COUNTY

BY _____
Aref Joulani, DRC Chair

Signed this 9th day of September, 2004.

Monroe County Draft Tier Overlay District Map Mile Marker 4 to 6

Tier Designation

 Tier I - Natural Area

 Tier III - Infill


 Military Land

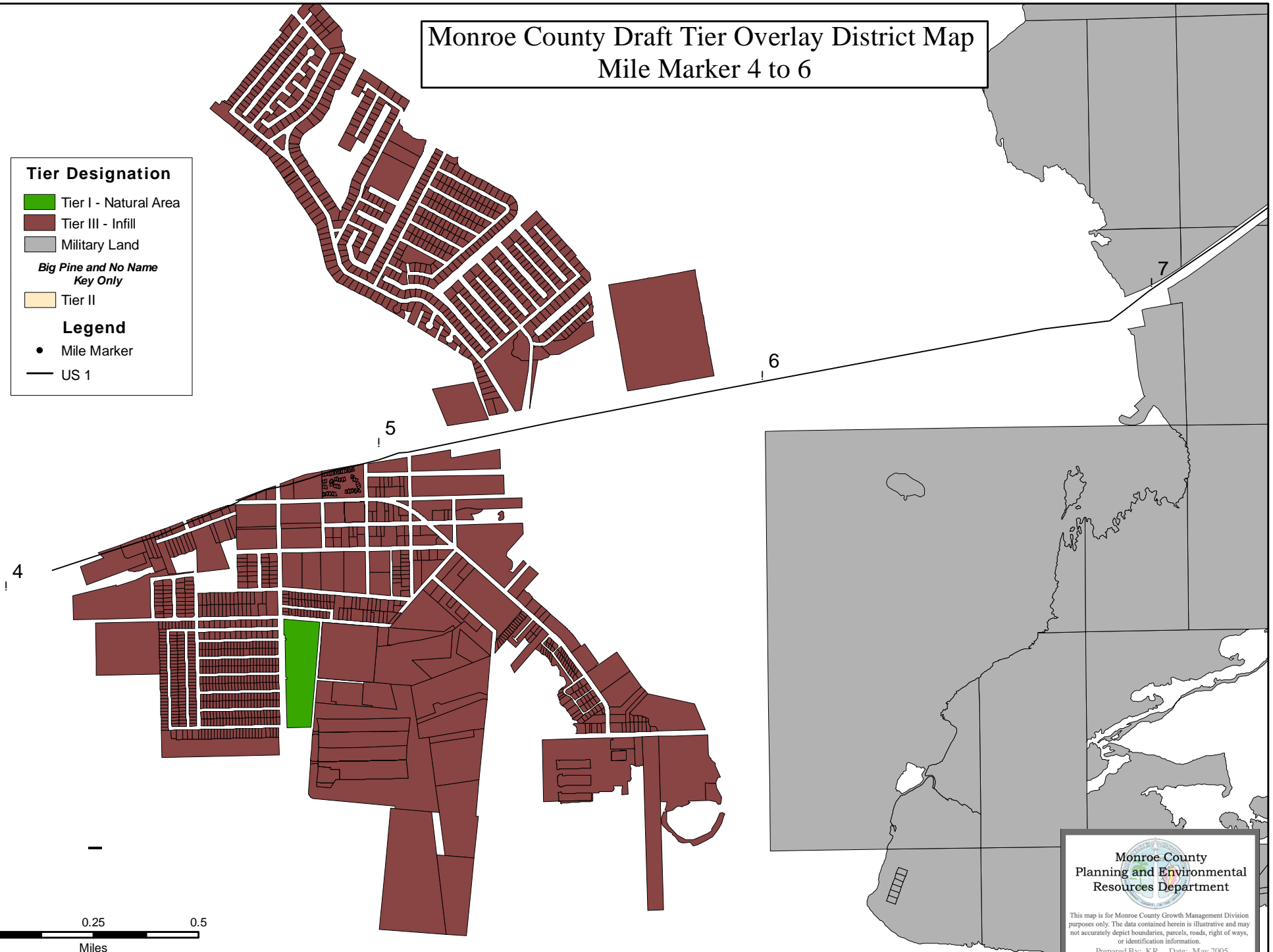
*Big Pine and No Name
Key Only*

 Tier II

Legend

 Mile Marker

 US 1



Monroe County
Planning and Environmental
Resources Department

This map is for Monroe County Growth Management Division purposes only. The data contained herein is illustrative and may not accurately depict boundaries, parcels, roads, right of ways, or identification information.

Prepared By: K.R. Date: May 2005

Monroe County Draft Tier Overlay District Map Mile Marker 9 to 12

Tier Designation

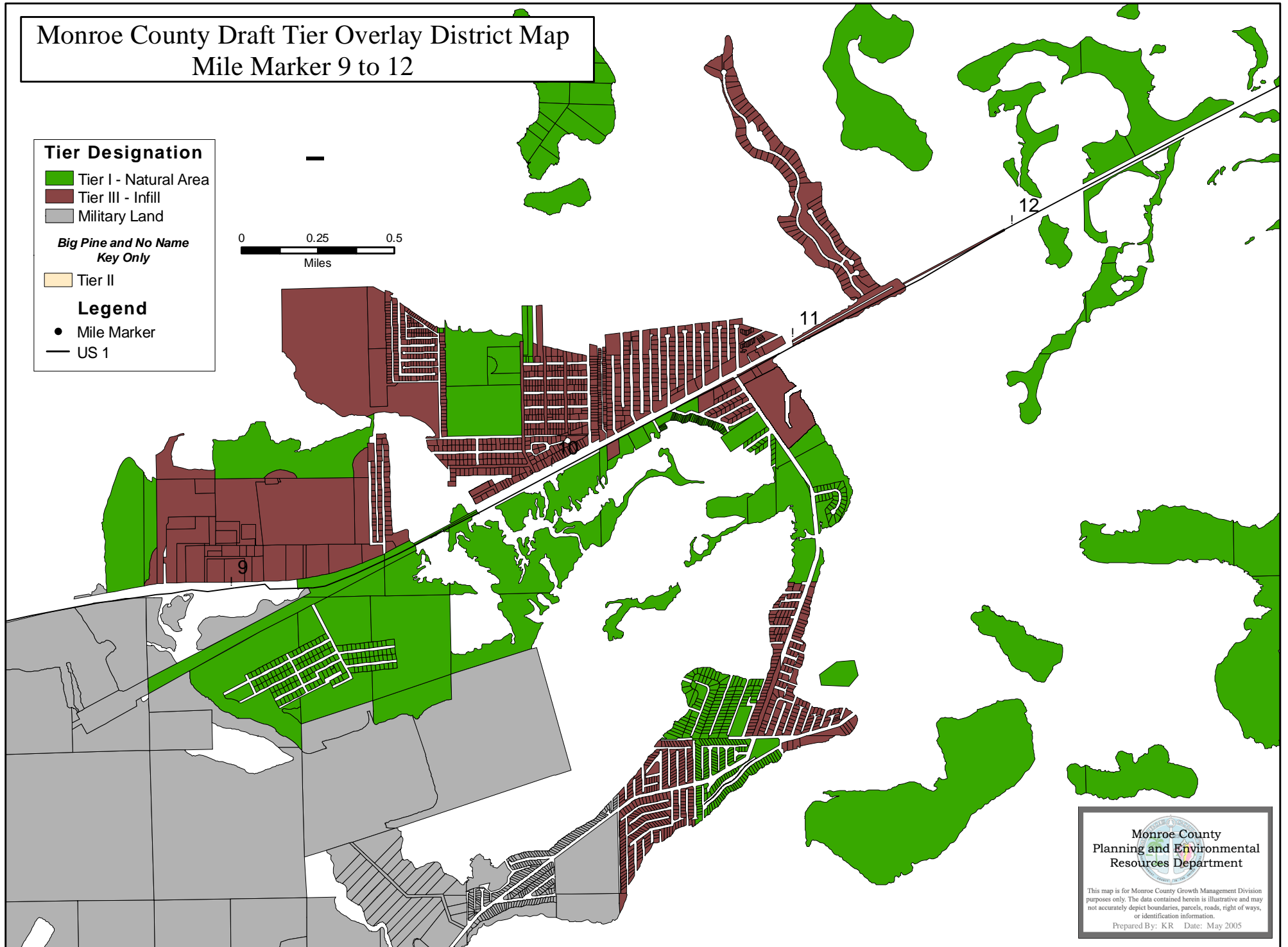
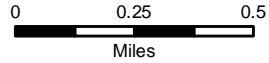
- Tier I - Natural Area
- Tier III - Infill
- Military Land

*Big Pine and No Name
Key Only*

- Tier II

Legend

- Mile Marker
- US 1



Monroe County
Planning and Environmental
Resources Department

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Prepared By: K.R. Date: May 2005

Monroe County Draft Tier Overlay District Map

Mile Marker 12 to 16 (North of US 1)

Tier Designation

- Tier I - Natural Area
- Tier III - Infill
- Military Land

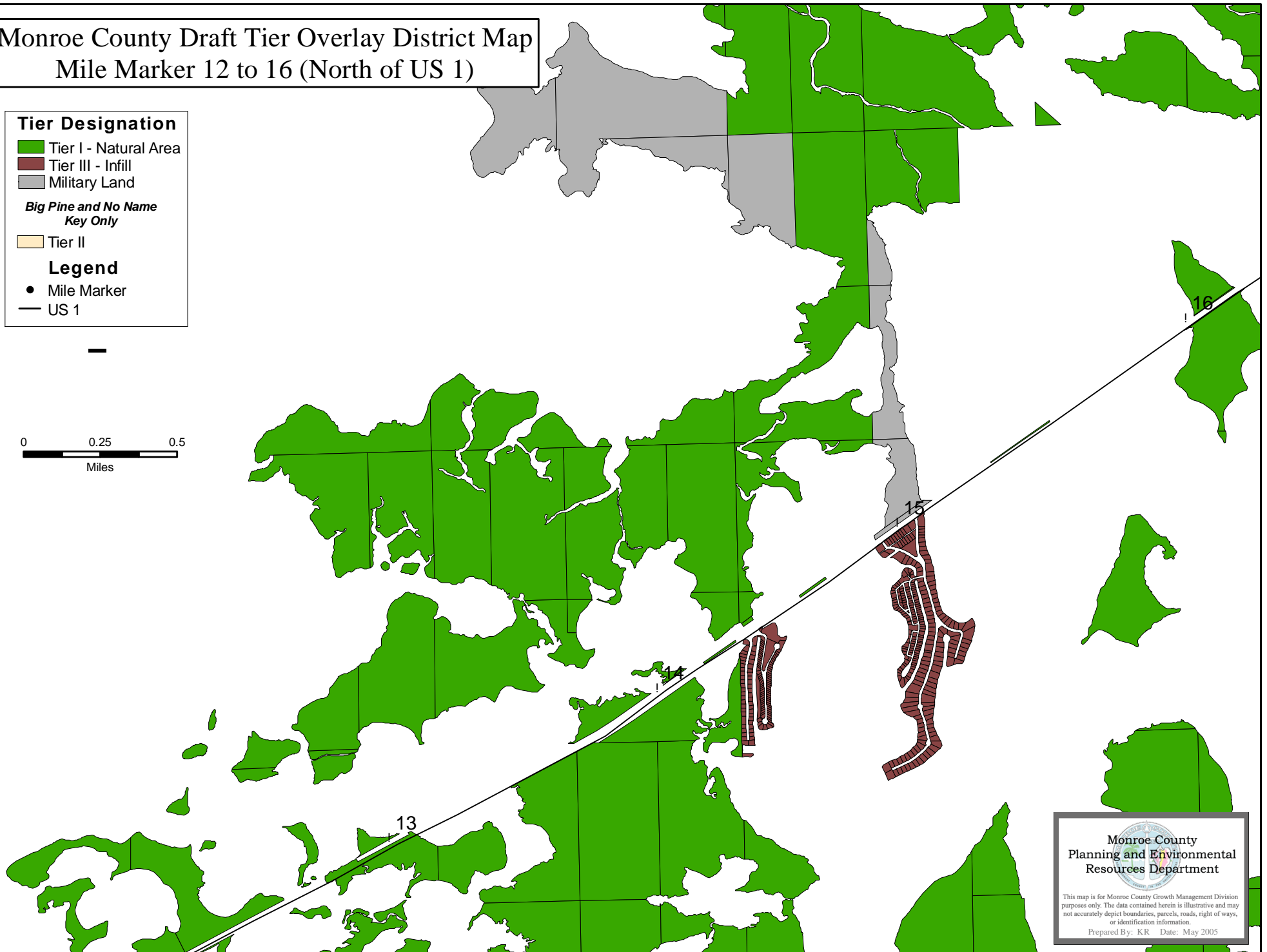
*Big Pine and No Name
Key Only*

- Tier II

Legend

- Mile Marker
- US 1

0 0.25 0.5
Miles



Monroe County
Planning and Environmental
Resources Department

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Prepared By: K.R. Date: May 2005

Monroe County Draft Tier Overlay District Map Mile Marker 12 to 16 (South of US 1)

Tier Designation

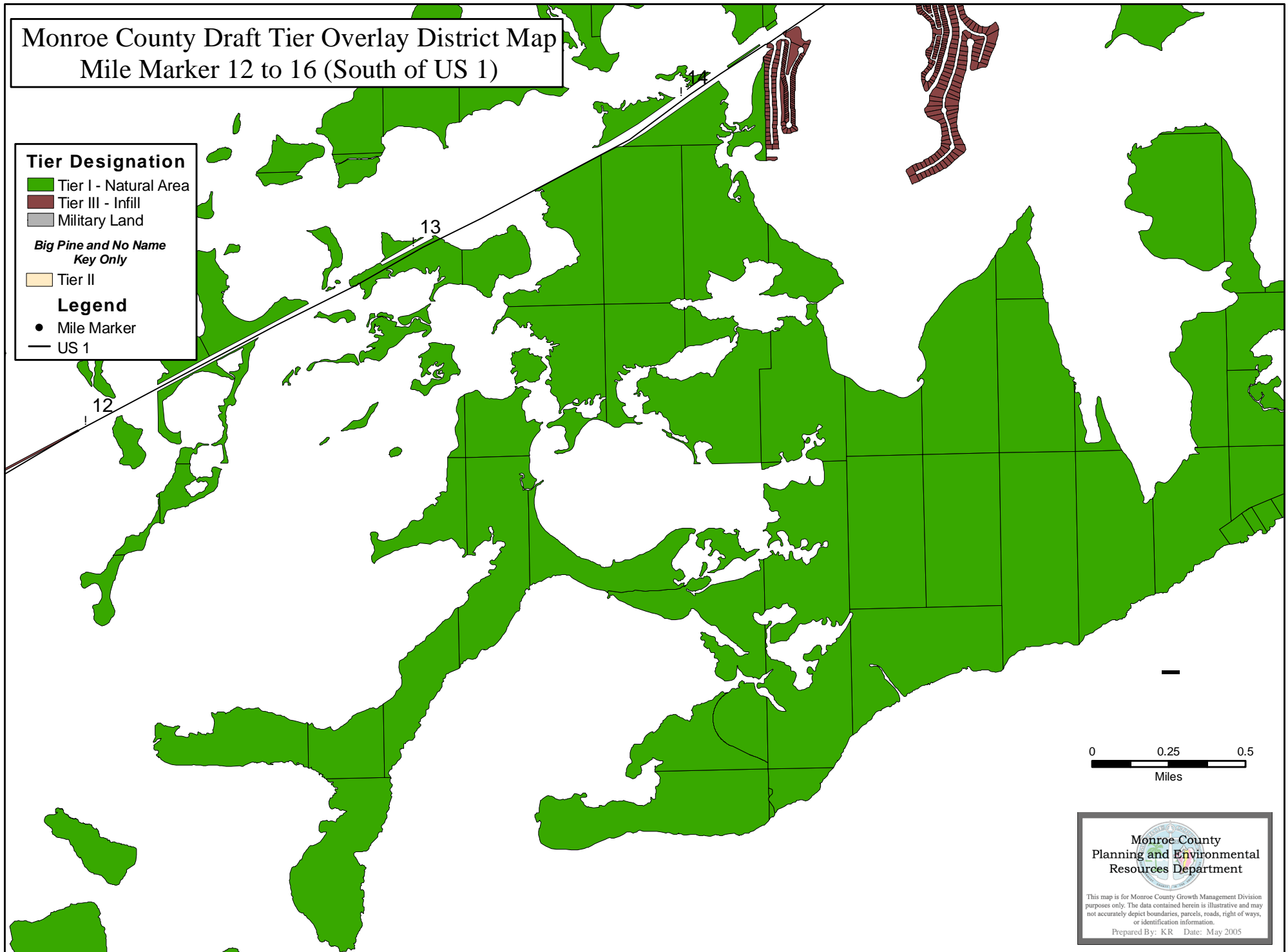
- Tier I - Natural Area
- Tier III - Infill
- Military Land

*Big Pine and No Name
Key Only*

- Tier II

Legend

- Mile Marker
- US 1



Monroe County Draft Tier Overlay District Map

Mile Marker 16 to 19 (South of US 1)

Tier Designation

- Tier I - Natural Area
- Tier III - Infill
- Military Land

*Big Pine and No Name
Key Only*

- Tier II

Legend

- Mile Marker
- US 1

Monroe County
Planning and Environmental
Resources Department

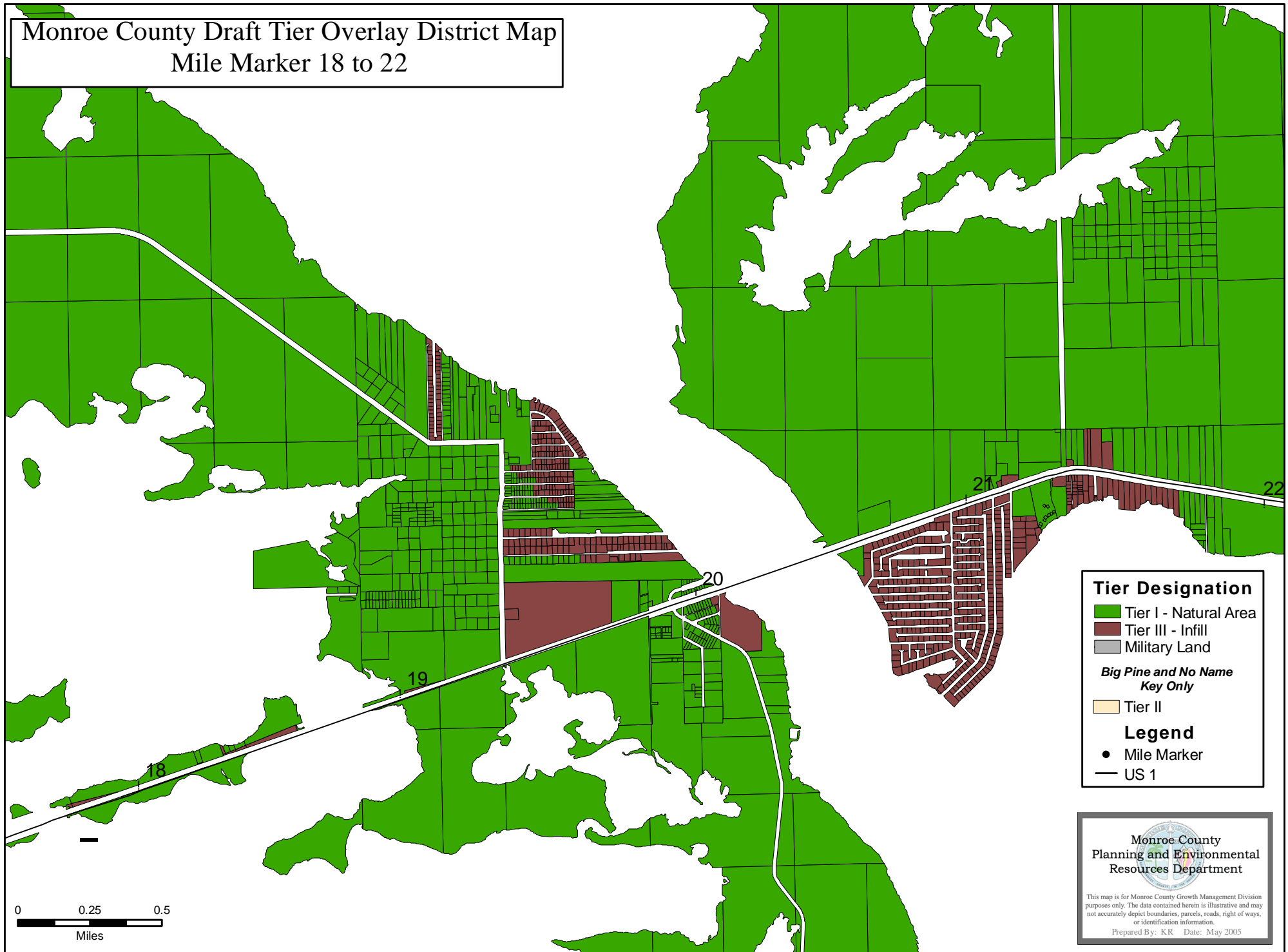
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Prepared By: K.R. Date: May 2005

0 0.25 0.5
Miles

Monroe County Draft Tier Overlay District Map

Mile Marker 18 to 22



Monroe County Draft Tier Overlay District Map

Mile Marker 21 to 25

Tier Designation

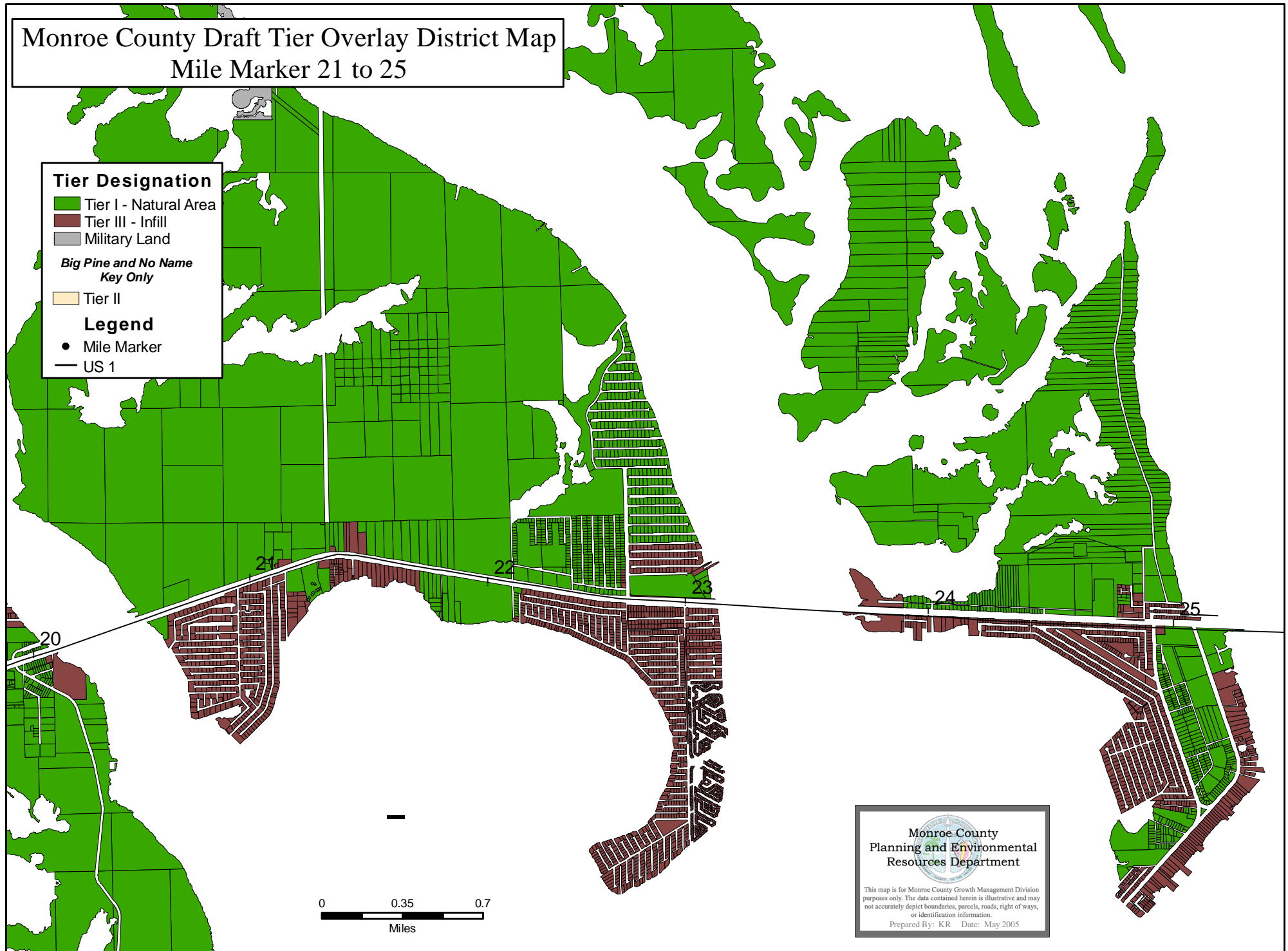
- Tier I - Natural Area
- Tier III - Infill
- Military Land

*Big Pine and No Name
Key Only*

- Tier II

Legend

- Mile Marker
- US 1



Monroe County Draft Tier Overlay District Map

Mile Marker 26 to 32

Tier Designation

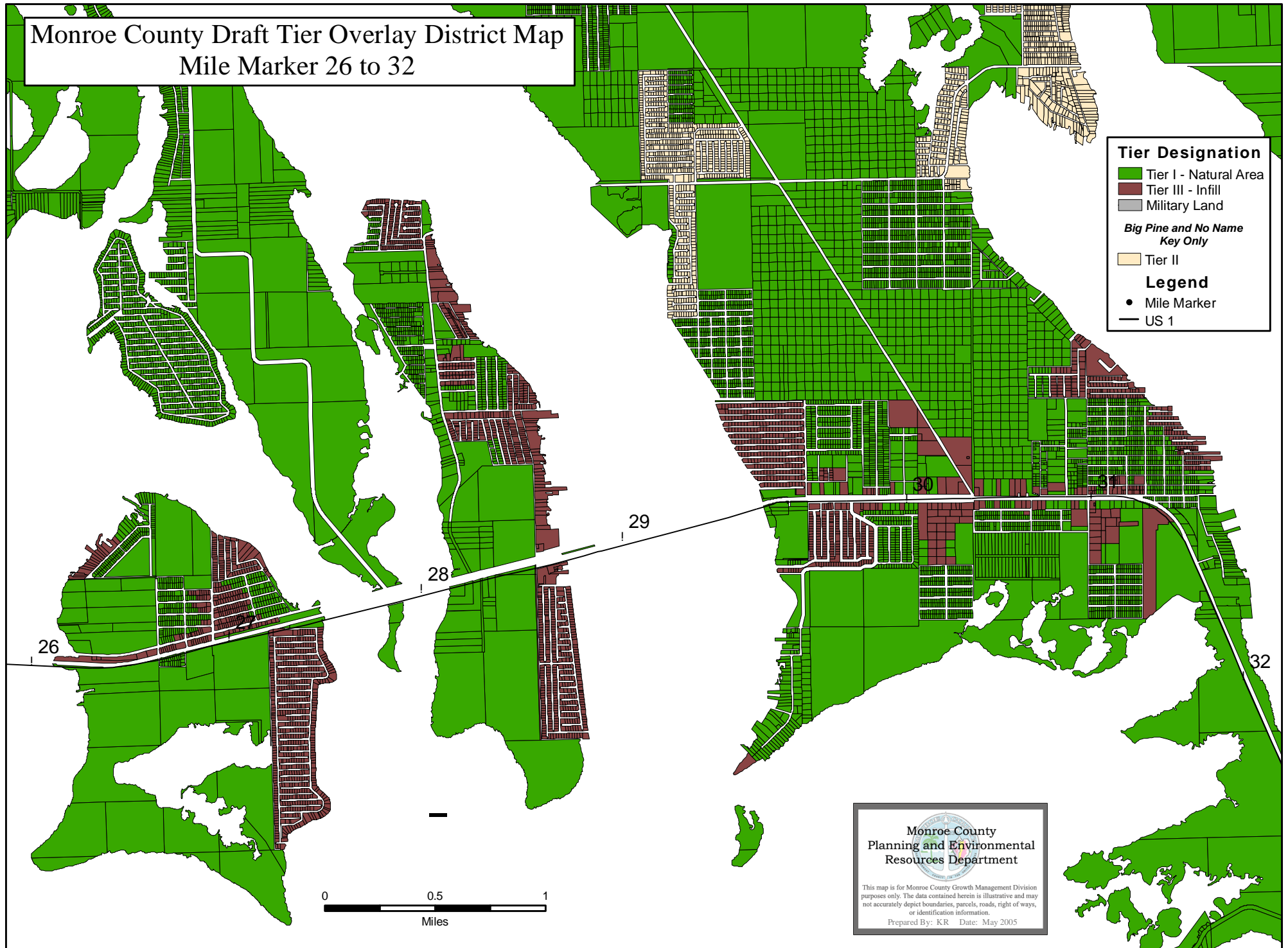
- Tier I - Natural Area
- Tier III - Infill
- Military Land

*Big Pine and No Name
Key Only*

- Tier II

Legend

- Mile Marker
- US 1



Monroe County Draft Tier Overlay District Map Mile Marker 26 to 32 North

Tier Designation

- Tier I - Natural Area
- Tier III - Infill
- Military Land

Big Pine and No Name Key Only

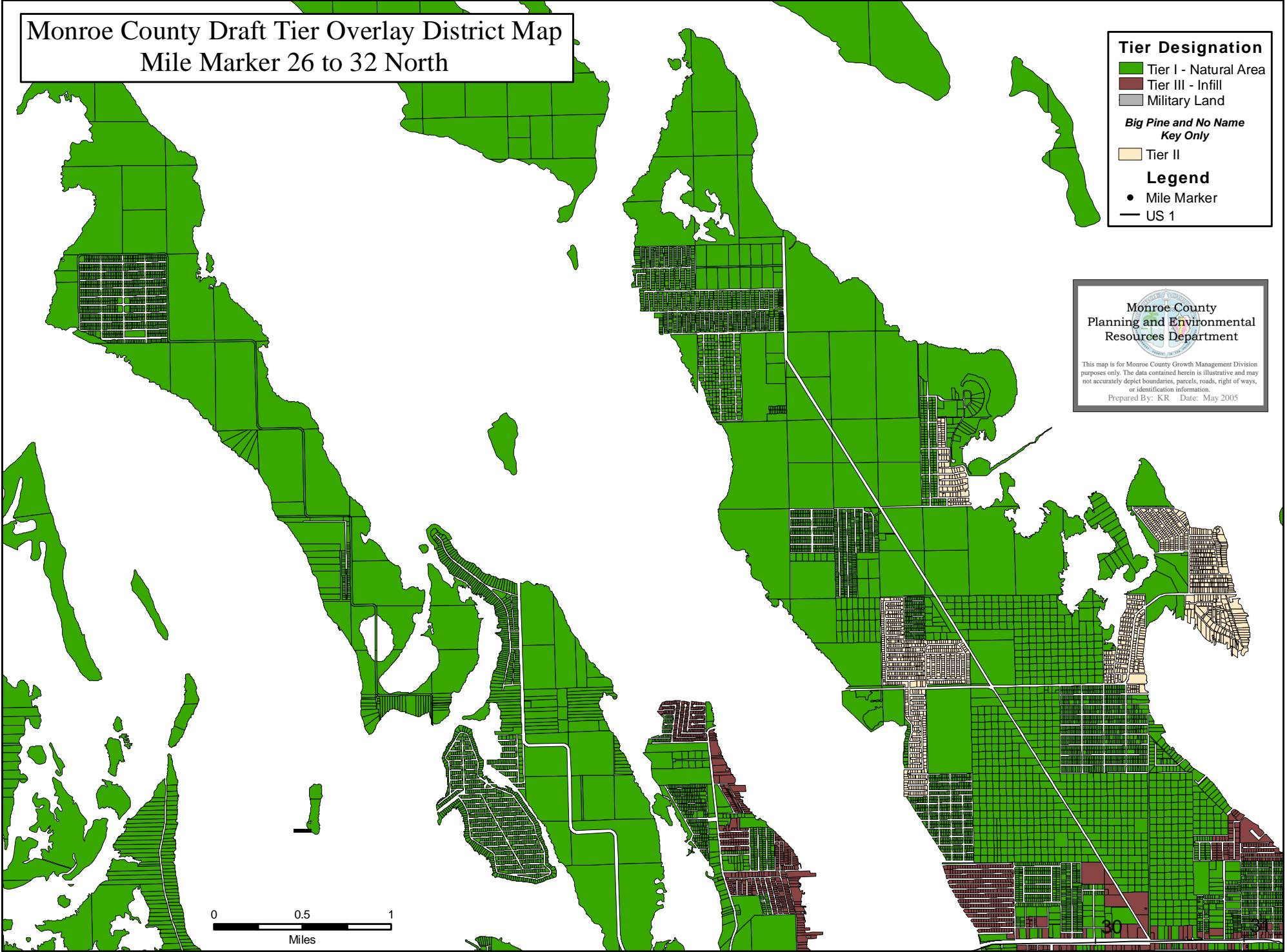
- Tier II

Legend

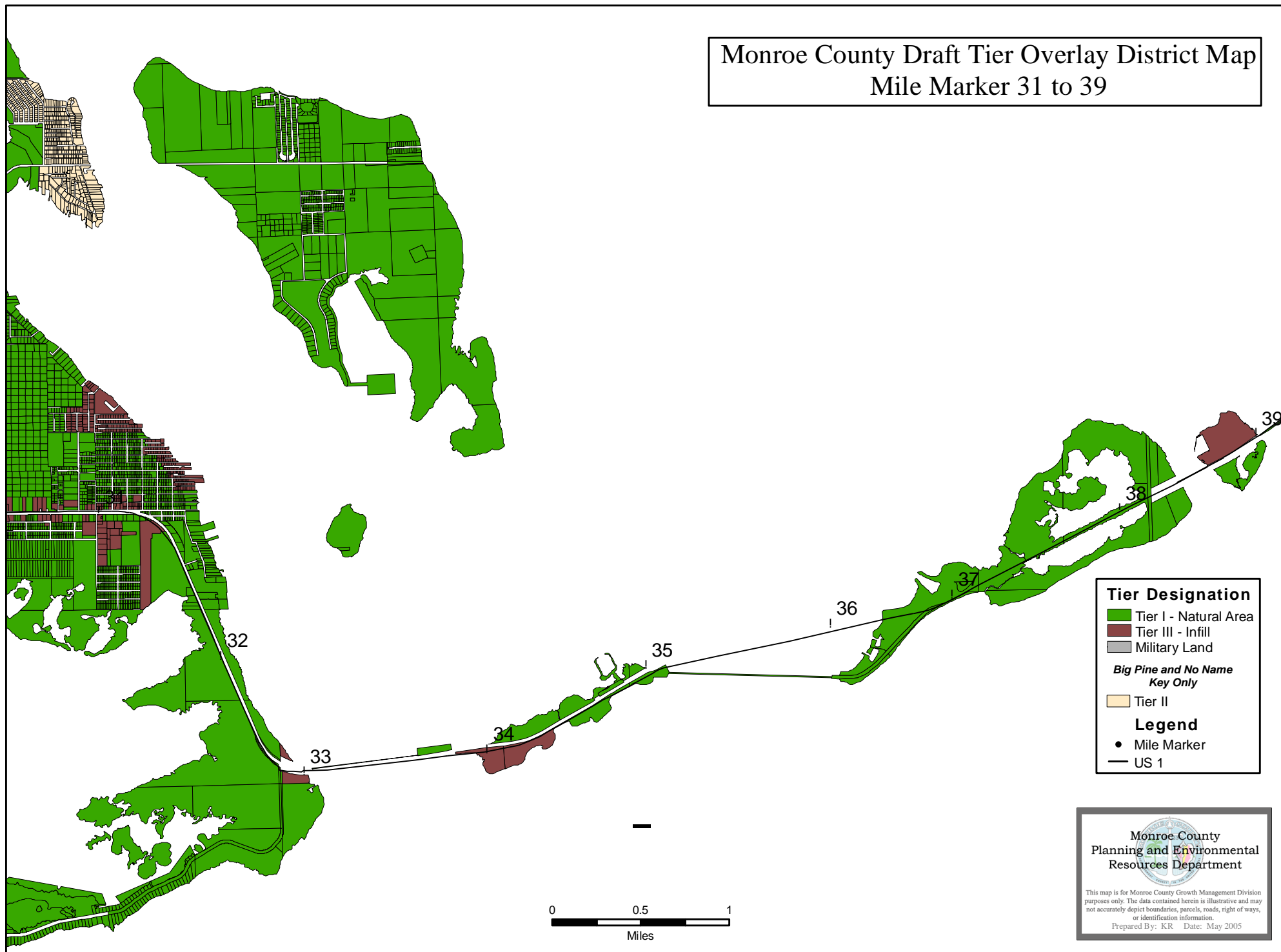
- Mile Marker
- US 1

Monroe County
Planning and Environmental
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Prepared By: KR Date: May 2005

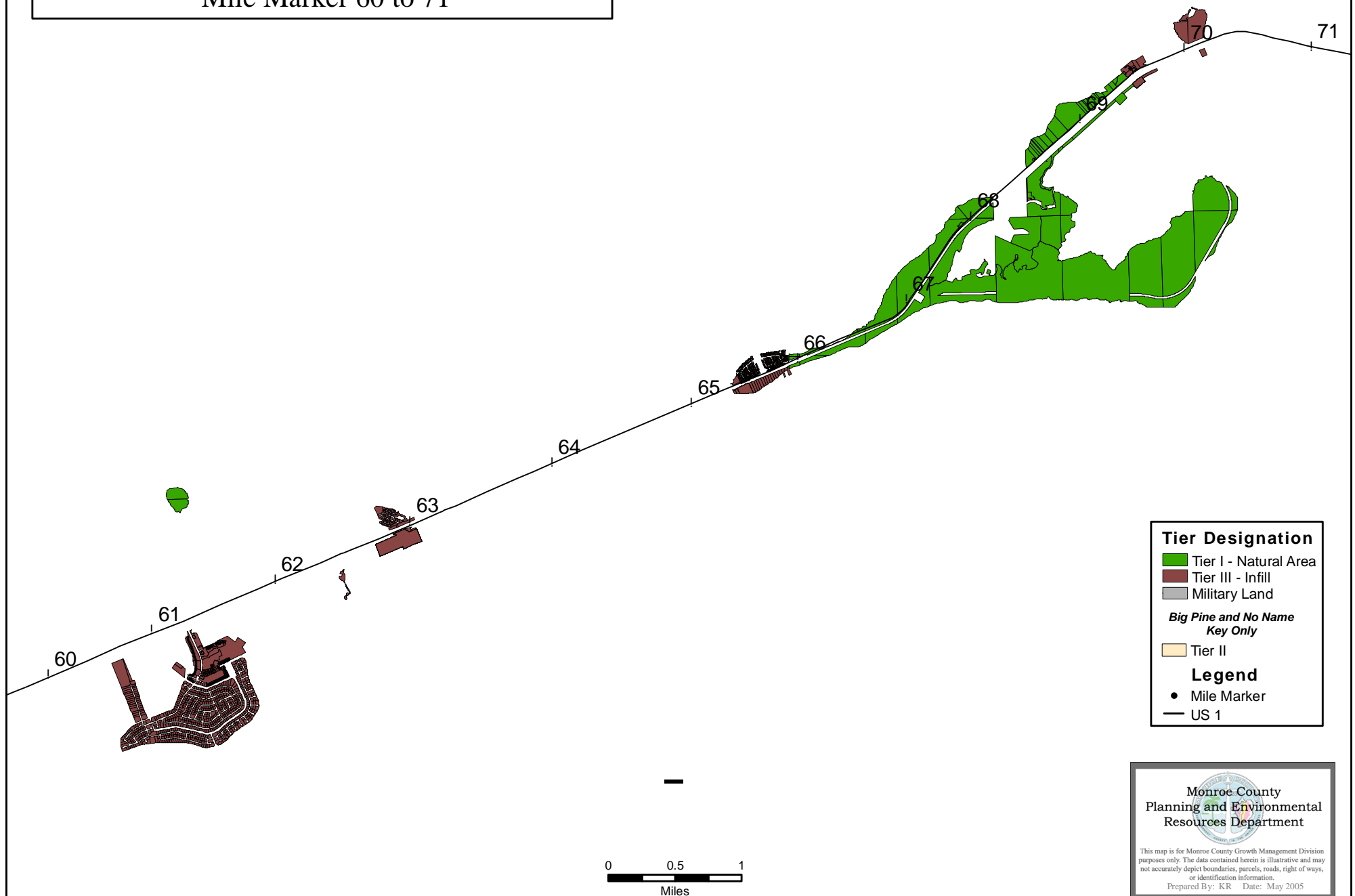


Monroe County Draft Tier Overlay District Map Mile Marker 31 to 39



Monroe County Draft Tier Overlay District Map

Mile Marker 60 to 71



Monroe County Draft Tier Overlay District Map Mile Marker 91 to 94

Tier Designation

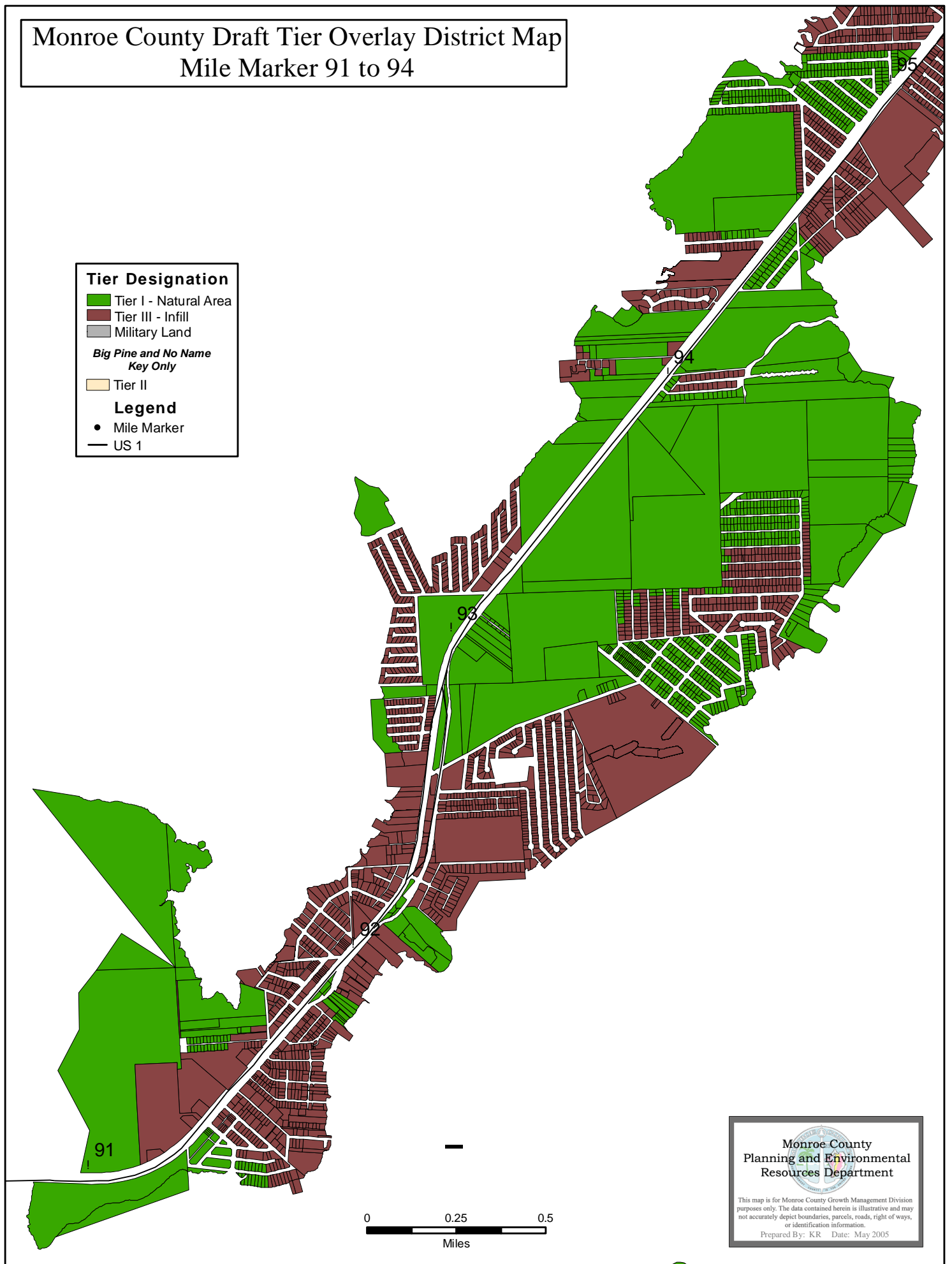
- Tier I - Natural Area
- Tier III - Infill
- Military Land

*Big Pine and No Name
Key Only*

- Tier II

Legend

- Mile Marker
- US 1



Monroe County
Planning and Environmental
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Prepared By: KR Date: May 2005

Monroe County Draft Tier Overlay District Map Mile Marker 94 to 98

Tier Designation

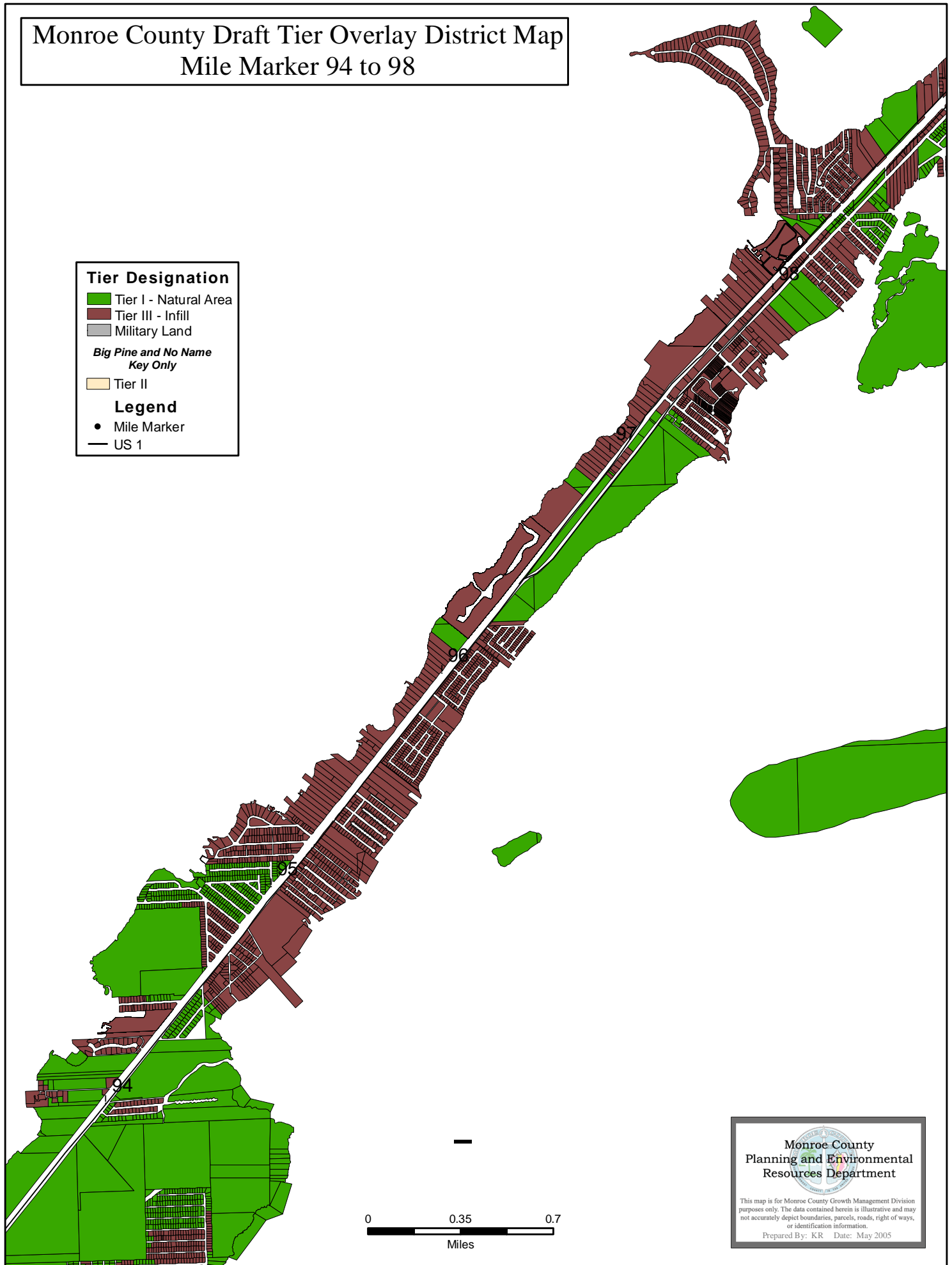
- Tier I - Natural Area
- Tier III - Infill
- Military Land

*Big Pine and No Name
Key Only*

- Tier II

Legend

- Mile Marker
- US 1



Monroe County
Planning and Environmental
Resources Department

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Prepared By: KR Date: May 2005

Monroe County Draft Tier Overlay District Map Mile Marker 98 to 103

Tier Designation

- Tier I - Natural Area
- Tier III - Infill
- Military Land

*Big Pine and No Name
Key Only*

- Tier II

Legend

- Mile Marker
- US 1

0 0.5 1
Miles

Monroe County
Planning and Environmental
Resources Department

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Prepared By: KR Date: May 2005

Monroe County Draft Tier Overlay District Map Mile Marker 103 to 109

Tier Designation

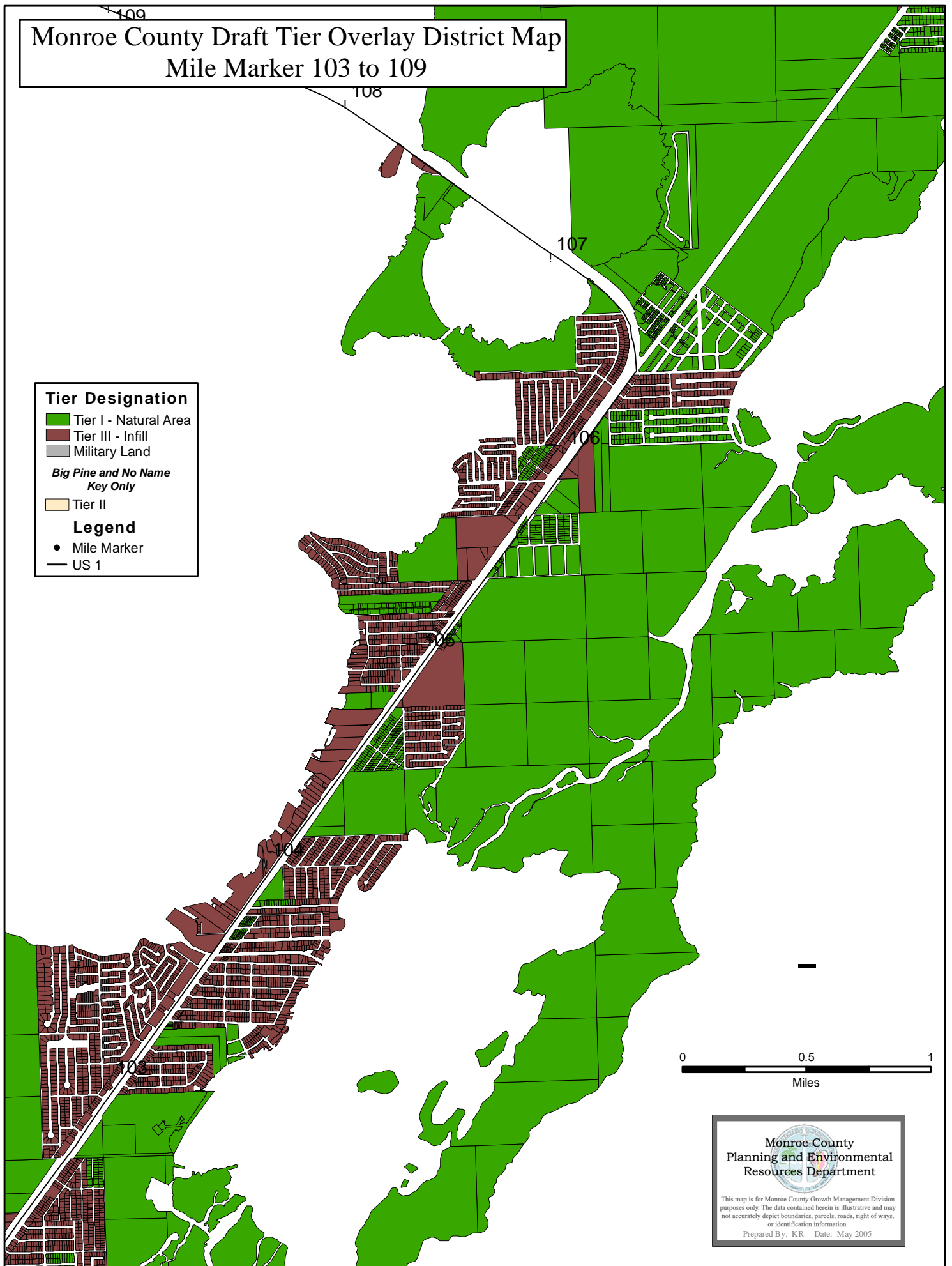
- Tier I - Natural Area
- Tier III - Infill
- Military Land

*Big Pine and No Name
Key Only*

- Tier II

Legend

- Mile Marker
- US 1



Monroe County
Planning and Environmental
Resources Department

This map is for Monroe County Growth Management Division purposes only. The data contained herein is illustrative and may not accurately depict boundaries, parcels, roads, right of ways, or identification information.
Prepared By: KR Date: May 2005

Monroe County Draft Tier Overlay District Map

Mile Marker 109 North

Tier Designation

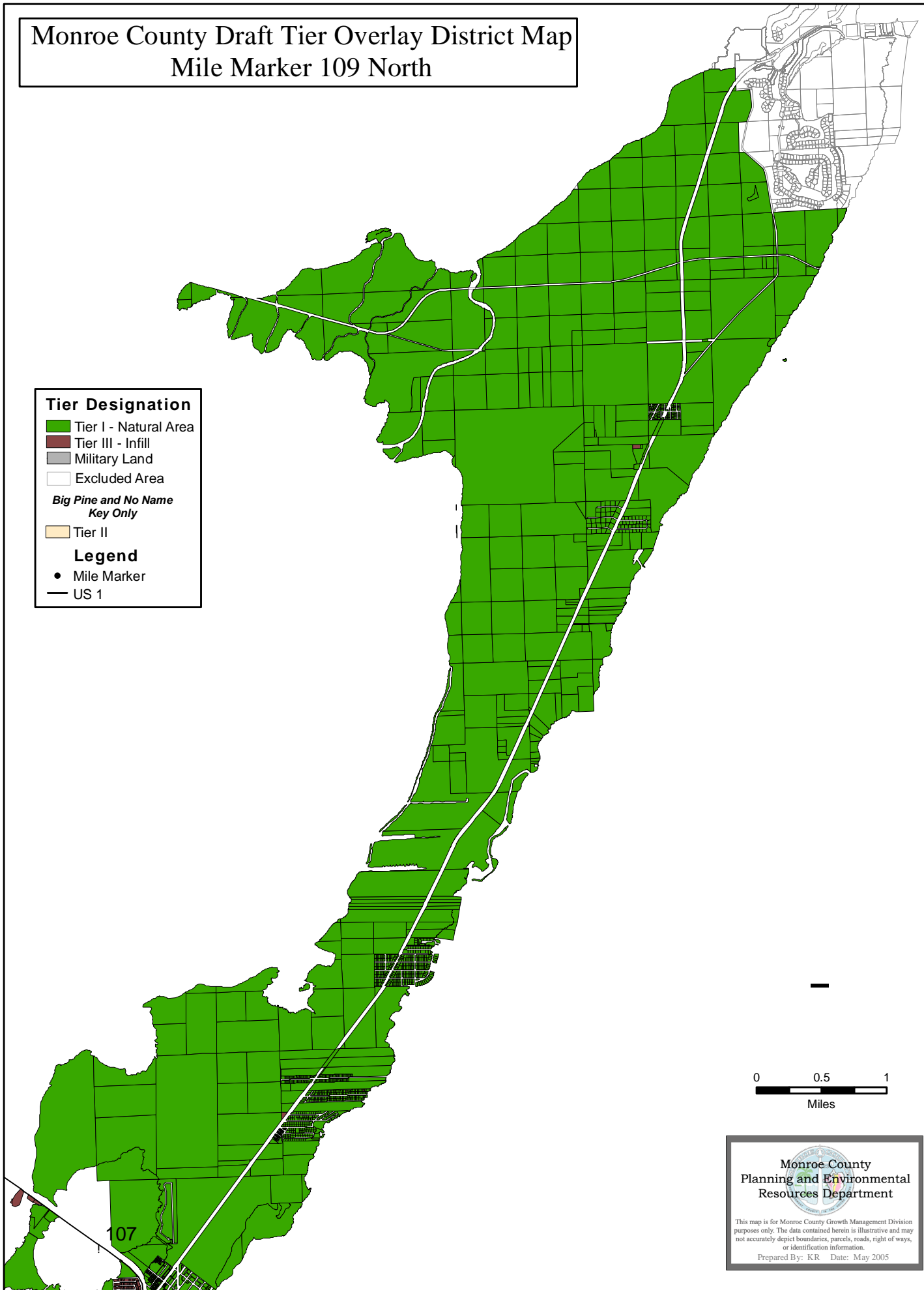
- Tier I - Natural Area
- Tier III - Infill
- Military Land
- Excluded Area

*Big Pine and No Name
Key Only*

- Tier II

Legend

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